



LIBERTY HILL

FREEDOM TO GROW

LIBERTY HILL CITY COUNCIL REGULAR MEETING AGENDA

MONDAY – APRIL 8, 2019 - 6:30 PM

Location: 2801 Ranch Road 1869 – Liberty Hill

Rick Hall – Mayor

Liz Rundzieher – Mayor Pro Tem

Dr. Ron Rhea – Councilmember

Troy Whitehead – Councilmember

Liz Branigan – Councilmember

Notice is hereby given that a Regular Meeting of the City Council of Liberty Hill will be held **MONDAY – APRIL 8, 2019 - 6:30 PM** at 2801 Ranch Road 1869 (Council Chambers) to consider items as follows. All items are subject to action.

1) CALL TO ORDER

- a) Call to Order
- b) Establish Quorum
- c) Invocation
- d) Pledge of Allegiance - "I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with Liberty and Justice for all."
- e) Texas Pledge - "Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

2) 6:30 PM PUBLIC HEARING

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS THAT GSC Homes, LLC has made application for a Conditional Use Permit for property described as 0.556 ac of land out of the Henry Field Survey, Abstract No. 233; .63 ac of land out of the Henry Field Survey, Abstract No. 233; and .63 ac of land out of the Henry Field Survey, Abstract No. 233, Williamson County, in the City of Liberty Hill, Texas.

The proposed project is described as follows: A request for conditional use permit to build duplexes in the Downtown Commercial/Retail (C2) District off Carl Ship Road. The City of Liberty Hill Planning & Zoning Commission will hold a Public Hearing on this Application on April 5TH, 2019 at 12:00 Noon at the Liberty Hill Municipal Court Building located at 2801 Ranch Road 1869 in Liberty Hill, Texas.

City Council will hold a Public Hearing on this Application on April 8th at 6:30 PM at the Liberty Hill Municipal Court Building located at 2801 Ranch Road 1869 in Liberty Hill,

Texas. A copy of the Application and additional information may be reviewed at Liberty Hill City Hall at 926 Loop 332 in Liberty Hill, Texas between the hours of 8:30 AM to 4:30 PM – Monday through Friday prior to the Public Hearings.

Comments regarding the Application for Conditional Use may be emailed to smcferon@libertyhilltx.gov or mailed P.O. Box 1926, Liberty Hill, TX 78642. Participation in this local proceeding is a prerequisite to the right to take any subsequent appeal.

3) 6:40 PM & 6:45 PM PUBLIC HEARINGS

Notice is hereby given to all interested persons that the City Council of the City of Liberty Hill, Texas proposes to institute VOLUNTARY annexation proceedings to enlarge and extend the boundary limits of said City to include the following described territory, to-wit:

Annexation of property as follows:

37.090 ACRE TRACT OF LAND LOCATED IN THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, WILLIAMSON COUNTY, TEXAS, BEING THE SAME 37.0928 ACRE TRACT OF LAND CONVEYED TO FALCON/WESTMINSTER-2 PARTNERSHIP LLP, IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 1999032137, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 37.0928 ACRE TRACT OF LAND BEING THE SAME TRACT OF LAND CALLED 37.13 ACRES CONVEYED TO HORSESHOE VILLIAGE MHC, LLC, IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008089655 OF SAID OFFICE PUBLIC RECORDS, SAID 37.13 ACRE TRACT BEING THE SAME TRACT OF LAND CALLED 37.135 ACRES CONVEYED TO ESTATES OF LIBERTY HILL MHC, LLC, IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014055130 OF SAID OFFICIAL PUBLIC RECORDS AND 14.951 ACRES OUT OF THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521 SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 67.90 ACRE TRACT CONVEYED TO THOMAS W. MCCOLLUM, BY DEED OF RECORD IN VOLUME 1891, PAGE 234 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SIAD 14.951 ACRES.

The subject tract is better known as The Estates of Liberty Hill located on the east side of HWY 183 just past Seward Junction. Two PUBLIC HEARINGS will be held by and before the City Council of the City of Liberty Hill, Texas on the following dates / time: MONDAY – April 8th, 2019 at 6:40 PM at Council Chambers - located at 2801 Ranch Road 1869 in Liberty Hill, Texas AND MONDAY – April 8th, 2019 at 6:45 PM at Council Chambers - located at 2801 Ranch Road 1869 in Liberty Hill, Texas

Said PUBLIC HEARINGS will be held for all persons interested in the above proposed annexations. At said time and place all such persons shall have the right to appear and be heard. Of all said matters and things, all persons interested in the things and matters herein mentioned, will take notice

4) PUBLIC COMMENTS

Liberty Hill City Council accepts public comments regarding the Agenda of Regular Council meetings and Public Hearings. Individuals wishing to speak may sign in by completing a Public Comment Form and presenting the form to the City Secretary prior to the start of the meeting. Each citizen is limited to a maximum of three (3) minutes. Public Comment period will last no longer than a total of fifteen (15) minutes.

a) Public Comments

5) PRESENTATION

Matt Powell will discuss future needs for county roads and parks around Williamson County / Liberty Hill with City Council. The WilCo Bond Committee is reviewing infrastructure needs then, as needed, will propose projects for a possible 2019 Bond Referendum.

6) REPORTS TO CITY COUNCIL

PUBLIC WORKS

Review of monthly statistics for the Department of Public Works. By: Wayne Bonnet – Director of Public Works

LHPD REPORT

Review of monthly statistics for the City of Liberty Hill Police Department and other activities. By: Maverick Campbell – Chief of Police

CITY ADMINISTRATOR'S REPORT

Updates on miscellaneous activities to include: grants; City Park and Wetzel Park; current or proposed subdivisions; water / wastewater updates By: Greg Boatright – City Administrator

7) CONSENT AGENDA

Consent Agenda items are considered to be routine and will be enacted by one motion. There will be no separate discussion of those items unless requested by Council, in which event the item(s) will be removed from the Consent Agenda and considered under Regular Agenda items:

- a) Discuss and Take Action on approving minutes of the Regular City Council meeting held Monday – March 25, 2019.

8) REGULAR AGENDA

- a) Discuss and Consider approval of an Interlocal Agreement between the City of Liberty Hill, Texas and the Liberty Hill Independent School District for start-up costs for LHISD Police Department in an amount not to exceed \$150,000. By: Greg Boatright – City Administrator
- b) Discuss and Consider a Resolution approving the Form and Authorizing the distribution of a Preliminary Limited Offering Memorandum for the City of Liberty Hill, Texas Special Assessments Revenue Bonds, Series 2019 (Liberty Parke Public Improvement District Master Improvement Areas Project). By: Legal Counsel
- c) Discuss and Consider approval of \$2,500 in support of the Liberty Hill Public Library's 2019 Summer Reading Program. By: Greg Boatright – City Administrator
- d) Discuss and Consider a Resolution of the City of Liberty Hill amending the Employee Handbook to provide a process for training and education of elected and appointed officials. By: Laura Mueller – Assistant City Attorney
- e) Discuss and consider a recommendation to City Council by Steger & Bizzell Engineering to award Job No. 22575 for the Loop 332 Roundabout Improvements to Smith Contracting for \$1,372,104.25. By: Greg Boatright – City Administrator / Curtis Steger - Steger & Bizzell Engineering

- f) **Discuss and Consider approval of GSC Homes, LLC application for a Conditional Use Permit for property described as follows; providing for request for Conditional Use Permit to build duplexes in the Downtown Commercial/Retail (C2) District with recommendation to City Council for approval. By: Sally McFeron – Director of Planning**
- 0.556 acres out of the Henry Field Survey - Abstract No. 233;
 - 0.63 acres out of the Henry Field Survey - Abstract No. 233; and
 - 0.63 acres out of the Henry Field Survey - Abstract No. 233 in Williamson County, City of Liberty Hill off Carl Ship Road.
- g) **Update on the Liberty Hill Spring Community Clean Up Day on Friday – May 24, 2019 from 8 AM to 2:30 PM designated for Curbside Pick Up and Saturday – May 25, 2019 designated for Drop Off Day from 8 AM to 2:30 PM at 3414 Ranch Road 1869 By: Liz Rundzieher – Mayor Pro Tem**
- h) **Discuss and Consider a Resolution of the City Council of Liberty Hill endorsing the request for signal light at the intersection of State Highway 29 and County Road 214; repealing conflicting resolutions; establishing an effective date, and finding proper notice and meeting. By: Sally McFeron – Director of Planning**
- i) **Discuss and Consider approval of Site Plan for Austin Regional Clinic (ARC) to be located in Liberty Meadows Shopping Center – Highway 29. By: Sally McFeron – Director of Planning**

9) CONVENE - EXECUTIVE SESSION

Mayor Rick Hall will convene City Council to Executive Session for Consultation with Legal Counsel pursuant to Texas Government Code §551.071 – Consultation with Legal Counsel and Texas Government Code §551.074 – Personnel Matters. Council will entertain discussion related to signage, MUD #13, education, staff and the election, as shown below. No action will be taken in Executive Session.

- Consultation and follow-up with Legal Counsel concerning response to the Burkett Claim. (*Consultation with City Attorney Pursuant to Texas Gov't Code §551.071*).
- Consultation and follow-up with Legal Counsel concerning Municipal Utility District No. 13 concerning the City's utility rate study. (*Consultation with City Attorney Pursuant to Texas Gov't Code §551.071*).
- Deliberate and discuss education and training for the Mayor and Councilmembers; consideration of a policy, procedures or criteria for education of the Mayor and Councilmembers. (*Consultation with City Attorney Pursuant to Texas Gov't Code §551.071*).
- Update and overall review of legal requirements related to expenditure of public funds for election purposes; consideration of what political activities can and cannot be conducted with public funds pursuant to the May 4, 2019 General Election. (*Consultation with City Attorney Pursuant to Texas Gov't Code §551.071*).
- Discuss scheduling performance evaluations of Municipal Officers: (1) Chief of Police; (2) Court Administrator; (3) Finance Director; and (4) City Secretary.

(Consultation with City Attorney Pursuant to Texas Gov't Code §551.071 and Personnel Matters Pursuant to Texas Gov't Code §551.074).

10) RECONVENE - REGULAR SESSION

Mayor Rick Hall will reconvene City Council to Regular Session following Consultation with Legal Counsel pursuant to Texas Government Code §551.071 – Consultation with Legal Counsel and Texas Government Code §551.074 – Personnel Matters. Council will entertain discussion related to signage, MUD #13, education, staff and the election, as shown below.

- Discussion on follow-up regarding the Burkett Claim - February, 2019. *(Consultation with City Attorney Tex. Gov't Code §551.071).*
- Discussion on follow-up concerning Municipal Utility District No. 13 concerning the City's rate study. *(Consultation with City Attorney Tex. Gov't Code §551.071).*
- Discuss and consider education and training for the Mayor and Councilmembers; consideration of a policy, procedures or criteria for education for the Mayor and Councilmembers. *(Consultation with City Attorney Pursuant to Texas Gov't Code §551.071).*
- Discuss and consider an overall review of legal requirements related to expenditure of public funds for election purposes; consideration of what political activities can and cannot be conducted with public funds pursuant to the May 4, 2019 General Election. *(Consultation with City Attorney Pursuant to Texas Gov't Code §551.071).*
- Discuss and consider scheduling performance evaluations for Municipal Officers: (1) Chief of Police; (2) Court Administrator; (3) Finance Director; and (4) City Secretary. *(Consultation with City Attorney Pursuant to Texas Gov't Code §551.071 and Personnel Matters Pursuant to Texas Gov't Code §551.074).*

11) AGENDA ITEMS FROM MAYOR AND COUNCIL

12) ADJOURNMENT

The City Council reserves the right to adjourn into Executive Session at any time during the course of the meeting to discuss any item listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.087 (Development).

In compliance with the Americans with Disabilities Act, the City of Liberty Hill will provide reasonable accommodation for persons attending City Council meetings. To better serve you, requests need to be received 48 hours prior to the meeting. Contact the City Secretary at 512-778-5449 – Extension 112.

POSTING CERTIFICATION: I, BARBARA ZWERNEMANN – CITY SECRETARY – CITY OF LIBERTY HILL certify that the attached notice of meeting for the **CITY COUNCIL – CITY OF LIBERTY HILL, TEXAS** was duly posted on the bulletin board at Council Chambers located at 2801 Ranch Road 1869 in Liberty Hill, Texas and on the City website (www.libertyhilltx.gov) on the 5th day of APRIL, 2019 at 5 PM. Barbara Zwernemann – City Secretary

REMOVAL CERTIFICATION: I, BARBARA ZWERNEMANN – CITY SECRETARY – CITY OF LIBERTY HILL certify that the attached notice of meeting was removed from the bulletin board at Municipal Court / Council Chambers located at 2801 Ranch Road 1869 in Liberty Hill, Texas on the _____ day of _____, 2019 at _____.
INITIALS _____